



September 24, 2024

RE: Demolition Project Bid Information: 1305 N 22nd St (formerly Greenleaf/Ellen's Nursing Home)

Dear Demolition Contractor:

The City of Fort Dodge Engineering Department is soliciting bids for the demolition and site restoration at: 1305 N 22nd St (formerly Greenleaf/Ellen's Nursing Home).

Please submit bid documents by Tuesday, October 8, 2024 at 2:00pm to the City Clerk. No email bids will be accepted.

An optional open house will be held on site on Monday, September 30, 2024 from 10a-12p.

This bid packet is available online at www.fortdodgeiowa.org. Click the EXPLORE FORT DODGE search bar and type "demo." Click the packet for the above addresses. If you are unable to download the bid packet, please send me an email at: mbock@fortdodgeiowa.org for assistance.

All work and materials on this project shall conform to the most current version of SUDAS Standard Specifications and City of Fort Dodge Supplemental Specification, unless otherwise noted on the plans or contract documents. A full copy of the SUDAS Manual may be referenced at the Municipal Building Engineering Department or online at www.iowasudas.org.

We are continually streamlining our processes and paperwork in an effort to reduce the possibility of overstating specifications, redundancies, and contradictions, as well as reducing staff time. Please read the enclosed thoroughly, as they may have changed.

Sincerely,

Melissa Bock

Development Project Assistant

Enclosures

2024 Demolition Project

1305 N 22nd St

Former Greenleaf/Ellen's Nursing Home

Fort Dodge, IA

Staff & Contact

Chief Development Officer: Chad Schaeffer, PE

cschaeffer@fortdodgeiowa.org

City Engineer: Austin Morrow, PE

amorrow@fortdodgeiowa.org

GIS Manager: Dave Odor, PLS

dodor@fortdodgeiowa.org

Development Project Assistant: Melissa Bock

mbock@fortdodgeiowa.org

515.576.4551 x1236

Address

City of Fort Dodge

Engineering Department

819 1st Ave S

Fort Dodge, IA 50501



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

By: Austin Morrow 9/24/24
Austin T. Morrow, Professional Engineer Date

Pages or sheets covered by this seal: Entire Document

License Number: 2442539 My license renewal date is: 12/31/25

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NOTE: All work and material on this project shall conform to the most current version of the IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) STANDARD SPECIFICATIONS and City of Fort Dodge Supplemental Specification unless otherwise noted on the plans or contract documents. The most current version of the SUDAS Specifications can be reference at the Municipal Building located at 819 1st Ave S, Fort Dodge, IA 50501 or online at www.iowasudas.org.

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

2024 DEMOLITION PROJECT
1305 N 22ND STREET
FORMER GREENLEAF / ELLEN'S NURSING HOME

JURISDICTION OF CITY OF FORT DODGE PUBLIC IMPROVEMENT PROJECT

Time and Place for Filing Sealed Proposals. Sealed bids for the work comprising this improvement as stated below must be filed in the office of the **City Clerk of the City of Fort Dodge** on or before **2:00 P.M. (local time) on October 8, 2024.** Bids shall be submitted on forms furnished by the City and must be enclosed in a separate sealed envelope and plainly identified.

Time and Place Sealed Proposals Will be Opened and Considered. Sealed proposals will be publicly opened and read aloud by the **City Clerk of the City of Fort Dodge,** and bids tabulated at **2:00 P.M. on October 8, 2024,** in the **Council Chambers, Municipal Building, 819 1st Avenue South, Fort Dodge, Iowa** for consideration by the **Fort Dodge City Council** at its meeting on **October 14, 2024, 6:00 P.M.** The **City of Fort Dodge** reserves the right to reject any and all bids, readvertise for new bids, and to waive informalities that may be in the best interest of the City.

Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement. A public hearing will be held by the **Fort Dodge City Council** on the proposed contract documents (plans, specifications and form of contract) and estimated cost for the improvement at its meeting at **6:00 P.M. on October 14, 2024,** in said **City of Fort Dodge Council Chambers, Municipal Building, 819 1st Avenue South, Fort Dodge, Iowa.** At said hearing, any interested person may appear and file objections thereto, or to the cost of said improvements.

Time for Commencement and Completion of Work. The work shall be commenced on or before a date to be specified in a written "Notice to Proceed" of the City. All demolition and grading work shall be completed within 90 days from the "Notice to Proceed". Placement of topsoil and seeding shall be completed by May 15, 2025. The bidder must also agree to pay as liquidated damages the sum of Two Hundred Fifty dollars (\$250.00) for each "per calendar" day thereafter.

Each bidder shall accompany its bid with bid security in the form of a cashier's check, a certified check, or a bank money order drawn on an FDIC insured bank in Iowa or drawn on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a bid bond executed by a corporation authorized to contract as a surety in Iowa or satisfactory to the Jurisdiction. The bid bond must be submitted on the enclosed Bid Bond form, as no other bid bond forms are acceptable. All signatures on the bid bond must be original signatures in ink; facsimile (fax) of any signature on the bid bond is not acceptable. Bid security other than said bid bond shall be made payable to the Treasurer of the City of Fort Dodge. "Miscellaneous Bank Checks", and personal checks, as well as "Money Orders" and "Traveler's Checks" issued by persons, firms or corporations licensed under Chapter 533B of the Iowa Code, are not acceptable bid security. The bid security must be in an amount equal to five percent (5%) of the total amount of the bid

as security that if awarded a contract, the Bidder will enter into a contract at the prices bid and furnish the required performance and payment bonds and certificate of insurance. The certified check or cashier's check or certified share draft may be cashed, or the bid bond forfeited, and the proceeds retained as liquidated damages if the bidder fails to execute a contract, provide the required bonds, or file an acceptable certificate of insurance within ten (10) days after the acceptance of his proposal by resolution of the Council. No bidder may withdraw a proposal within thirty (30) days after the date set for opening bids.

A certified check, to be acceptable, shall bear on its face the endorsement of a solvent Iowa bank as to the amount certified, which endorsement shall be signed by an official authorized to bind the bank by his acts.

Proposal guaranties will be returned to the unsuccessful bidders promptly after the award has been made. In no case will the proposal guaranty be held longer than thirty (30) days without written permission of the bidder, except that the proposal guaranty of the bidder to whom the contract is awarded will be retained until he has entered into contract and filed an acceptable bond.

The successful bidder shall be required to furnish a Performance and Payment Bond in an amount equal to one hundred percent (100%) of the contract price, said Bond to be issued by a responsible surety approved by the City Council, and shall guarantee the faithful performance and the prompt payment of all materials and labor, and protect and save harmless the City from claims and damages of any kind caused by the operation of the contract, and shall also guarantee the maintenance of the improvements for the City for a period as required by the specifications, after its completion and acceptance by the City.

Preference of Products and Labor. By virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the State of Iowa, and to Iowa domestic labor, to the extent lawfully required under Iowa statutes; provided that the award of contract will be made to the lowest responsible bidder submitting the lowest responsive bid, which shall be determined without regard to state or local law whereby preference is given on factors other than the amount of the bid.

Contract shall be subject to the requirements of the Clean Air Act, the Federal Water Pollution Control Act, and the regulations of the Environmental Protection Agency that are applicable.

General Nature of Public Improvement. All work and materials shall comply with the proposed plans, specifications and proposed form of contract now on file with the City Clerk, Fort Dodge, Iowa. Said documents are by reference made a part hereof, as though fully set out and incorporated herein.

This is a demolition and disposal of 1305 N 22nd Street, Fort Dodge, Iowa.

All work, equipment, and materials shall be in strict compliance with approved plans, specifications, and form of contract which together with the estimate of cost have heretofore been approved by the Council, and are now on file for public examination in the office of the Clerk, and are by this reference made a part hereof as though fully set out and incorporated herein.

Payment. Payment to the Contractor shall be made by the City in cash from such funds as are legally available, including, but not limited to, proceeds received from the sale of General Obligation Bonds and/or warrants authorized by Section 384.57 of the Code of Iowa, drawn on such fund or funds of the City as are legally available for such purpose.

The City of Fort Dodge is intending to issue Iowa Sales tax exemption certificates and authorization letters to the contractors and sub-contractors on this project. With this authorization, the contractor will not be required to pay Iowa Sales Tax on material that will remain at the project site.

The Contractor will be paid each month ninety-five percent (95%) of the Engineer's estimate of the value of acceptable work. Such monthly payments shall in no way be construed as an act of acceptance for any part of the work partially or totally completed.

Upon completion of the work and its acceptance by the Council, the Contractor will be paid an amount, which, together with previous payments, will equal ninety five percent (95%) of the contract price of the contract. Final payment of the remaining amount due will be made not less than thirty-one (31) days after completion and acceptance by resolution of the City Council of the completed contract, subject to the conditions and in accordance with the provisions of Chapter 573 of the Code of Iowa, 1995, as amended.

Copies of approved Specifications governing the proposed demolition which have been made a part of this Notice and the proposed contract are on file in the office of the City Clerk, and may be seen at the office of the City Engineer, Municipal Building, Fort Dodge, Iowa. A copy of the plans and specifications may be obtained from the office of the Department of City Engineer at **no cost**.

Bidders shall bid on all items and sections as set out in the Proposal Form. The City Council will award a single contract to the lowest responsive responsible bidder for the entire project.

This improvement project is being constructed and paid for pursuant to the provisions of Chapter 384 of the Code of Iowa.

Dawn Siebken, City Clerk

Published in the Fort Dodge Messenger

Date _____

Instructions to Bidders

Bid Date: Tuesday, October 8, 2024

Time: 2:00 PM

The work comprising the above referenced project shall be completed in accordance with the MOST CURRENT VERSION OF THE SUDAS STANDARD SPECIFICATIONS and as further modified by supplemental specifications and special provision included in the contract documents. The terms used in the contract revision of the documents are defined in said Standard Specifications. Before submitting your bid, please review the requirements of Division One, General Provisions and Covenants; in particular the sections regarding proposal requirements, bonding, contract execution and insurance requirements. Please be certain that all documents have been completed properly, as failure to complete and sign all documents and to comply with the requirements listed below can cause your bid not to be read. The following information supersedes the information listed in Division 1 – General Provisions and covenants.

Bidder's Knowledge. Bidders are required to examine, to their satisfaction, the plans and specifications and to make sure that the requirements are fully understood. They must satisfy themselves by actual examination of the site as to the nature of the work and all conditions affecting the performance of the contract.

If any person contemplating submitting a bid for the proposed contract is in doubt as to the true meaning of any part of the plans, specifications, or other proposed contract documents, he/she may submit, to the Department of Engineering, a written request for the interpretation thereof. The person submitting the request will be responsible for its prompt delivery. Any interpretation of the proposed documents will be made only by addendum duly issued and a copy of such addendum will be mailed or delivered to each person receiving a set of such documents.

Bidder's Qualifications. Bidders must be capable of performing the work bid upon. They may be required to supply a detailed statement covering experience on similar work, list of machinery, plant and other equipment which will be used on the proposed work, and such statements of their financial resources as may be deemed necessary.

Corporations organized under the laws of any other state shall file with the City Clerk a certificate from the Secretary of the State of Iowa, showing that they have complied with all the provisions of Chapter 494 of the Code of Iowa, governing foreign corporations. Individuals or co-partnerships of other states shall file with the City Clerk an agreement consenting to the jurisdiction of the Courts of Webster County, Iowa, as provided in Section 616.4 of the Code of Iowa, as to all matters arising out of or connected with any contract entered into. Such certificates or agreements shall be on file with the City Clerk before any contract awarded hereunder shall be effective.

Method of Bidding. Bidders will be furnished with blank proposal forms giving the description of the work, the time at which the work must be completed, and the amount of the proposal guaranty which must accompany the proposal, all of which must be in accordance with the official publications relating to the proposed improvement.

When unit prices are indicated on the proposal form, the bidder shall specify the said unit price at which he proposes to do each item of work, written legibly to insure consideration. The price shall be stated in figures. In items where unit prices are required, the extended amount of each item shall be computed from the unit price bid on the proposal and the quantity given in the estimate. In case of errors in computing the extended amount, the unit price will be assumed to be correct. Failure by the bidder to list unit prices shall be justification for rejection of the bid. Where lump sum is indicated on the proposal, the bidder shall specify, under the column of extended amount, the said lump sum at which he proposes to do the work described for that item.

Submission of Bids. Proposals and Non-Collusion Affidavit Of Prime Bidder shall be placed in an envelope and the envelope sealed and marked to indicate its contents, and be accompanied by a certified check or bid bond in a separate envelope, properly endorsed. If forwarded by mail, the two envelopes shall be placed in a third and mailed to the Department of Engineering. All proposals shall be filed with the Department of Engineering office prior to the time as designated in the Notice to Bidders for opening bids. Any proposal received after the scheduled time for the receiving of proposals will be returned to the bidder unopened and will not be considered. NO FAXES WILL BE ACCEPTED.

If the proposal is made by an individual, his name and post office address must be shown. If made by a firm or partnership, the name and post office address of the firm or partnership must be shown. If made by a corporation, the person signing the proposal must name the state under the law of which the corporation is chartered, and the name, title, and business address of the executive head of the corporation. Anyone signing a proposal as agent may be required to submit satisfactory evidence of his authority to do so.

No bidder shall submit more than one proposal. Reasonable grounds for believing that any bidder is interested in more than one proposal for the work may cause the rejection of all proposals in which such bidder is interested or may cause the disapproval of any contract awarded such bidder.

An extra Proposal form, Non-Collusion Affidavit of Prime Bidder form, and Bid Bond form is included (unattached) with the specifications for use in submitting a bid.

Bid Security. Each bidder shall accompany its bid with bid security in the form of a cashier's check, a certified check, or a bank money order drawn on a FDIC insured bank in Iowa or drawn on a FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a bid bond executed by a corporation authorized to contract as a surety in Iowa or satisfactory to the Jurisdiction. The bid bond must be submitted on the enclosed Bid Bond form, as no other bid bond forms are acceptable. All signatures on the bid bond must be original signatures in ink; facsimile (fax) of any signature on the bid bond is not acceptable. Bid security other than said bid bond shall be made payable to the Treasurer of the City of Fort Dodge. "Miscellaneous Bank Checks", and personal checks, as well as "Money Orders" and "Traveler's Checks" issued by persons, firms or corporations licensed under Chapter 533B of the Iowa Code, are not acceptable bid security. The bid security must be in an amount equal to five percent (5%) of the total amount of the bid as security that if awarded a contract, the Bidder will enter into a contract at the prices bid and certificate of insurance. The certified check or cashier's check or certified share draft may be cashed, or the bid bond forfeited, and the proceeds retained as liquidated

damages if the bidder fails to execute a contract, provide the required bonds, or file an acceptable certificate of insurance within ten (10) days after the acceptance of his proposal by resolution of the Council. No bidder may withdraw a proposal within thirty (30) days after the date set for opening bids.

A certified check, to be acceptable, shall bear on its face the endorsement of a solvent Iowa bank as to the amount certified, which endorsement shall be signed by an official authorized to bind the bank by his acts.

Proposal guaranties will be returned to the unsuccessful bidders promptly after the award has been made. In no case will the proposal guaranty be held longer than thirty (30) days without written permission of the bidder, except that the proposal guaranty of the bidder to whom the contract is awarded will be retained until he has entered into contract and filed an acceptable bond.

Withdrawal of Bids. Bidders will be permitted to withdraw their proposals after the same have been filed with the City Clerk if the request is made in writing to the Department of Engineering before the time specified for closing of bids. No proposals may be withdrawn after the time specified for opening.

Evaluation of Bids. Proposals will be publicly opened at the time and place announced in the official publication and will be immediately read and recorded. Award will be made as soon thereafter as practicable.

Proposals may be rejected by the City for the following reasons:

- (A) If the proposal form furnished is not used or is altered.
- (B) If the proposal does not include the Iowa Contractor's registration number.
- (C) If there are unauthorized additions, conditional or alternate bids or irregularities of any kind.
- (D) If the bidder adds any provisions reserving the right to accept or reject an award, or to enter a contract pursuant to an award.
- (E) If the prices set out in the schedule are obviously unbalanced.
- (F) If the bidder fails to list a unit price for any item or work when unit prices are called for.

In the award of contracts, consideration will be given not only to the prices bid, but to the mechanical and other equipment, financial responsibility of bidder, and his ability and experience in the performance of like or similar contracts. It is contemplated that the award will be made on the day on which bids are opened, but the right is reserved to postpone the award to a later date, of which bidders will be notified after the bids have been opened, read, and recorded. The City reserves the right to reject any and all bids, to waive technicalities, and to accept that bid which is in the best interest of the City.

Taxes. All bidders shall include in their proposal any sales or use taxes that they are required to pay.

The City of Fort Dodge intends to issue Iowa Sales Tax exemption certificates and authorization letters to the contractors and sub-contractors on this project. With this authorization, the

contractor will not be required to pay Iowa sales tax on material that will remain at the project site.

The following items are not eligible for this sales tax exemption:

Barricades	Hand tools	Stakes
Building equipment*	Lathes	Tools
Compressors	Lodging	Utilities Vehicles
Cranes	Machinery*	(including grading
Drill press	Pile drivers	lifting and excavating
Dynamite	Replacement parts for	vehicles)
Electric generators	eqpt	Warning lights
Forms	Scaffolds	
Fuel		

*Certain restrictions may apply when purchasing machinery or equipment. Contact IDR for details.

The rental of construction equipment for use on a building project is exempt from Iowa Sales or Use tax.

Certain construction-related equipment is not subject to local option tax but remains subject to the state sales tax.

Preference for Labor and Material. The Contractor shall observe the laws of the State of Iowa with regard to preference for labor and materials. In so far as may be done under the law, the Contractor shall give preference to labor residing in the City of Fort Dodge and to local concerns in the purchase of materials, insurance, and bonds.

The Iowa Reciprocal Preference Act (SF2160) applies to the contract with respect to bidders who are not Iowa residents.

Execution of Contract. The bidder to whom the contract has been awarded shall enter into contract with the City of Fort Dodge within ten (10) days after the award has been made. No proposal shall be considered binding upon the City of Fort Dodge until the contract is properly executed by both parties, a current certificate of insurance and the contract bonds are filed with the City Clerk and approved by the council. Failure to execute a contract and to file a certificate of insurance and acceptable bonds in the sum specified within ten (10) days, from date of contract award, shall be just and sufficient cause for the annulment of the award and the forfeiture of the proposal guaranty, to the City of Fort Dodge, liquidation of damages sustained.

Performance, Payments and Maintenance Bond. Not required for this project.

Time for Commencement and Completion of Work. The work shall be commenced on or before a date to be specified in a written "Notice to Proceed" of the City. All demolition and grading work shall be completed within 90 days from the "Notice to Proceed". Placement of topsoil and seeding shall be completed by May 15, 2025. The bidder must also agree to pay as liquidated damages the sum of Two Hundred Fifty dollars (\$250.00) for each "per calendar" day thereafter.

Proposal

Proposal of _____
(Name of Bidder)

(Address)

(Iowa Contractor's Registration Number)

For the above mentioned project governed by the Plans and Specifications and in approximate estimated quantities shown herein.

TO THE HONORABLE MAYOR AND CITY COUNCIL
CITY OF FORT DODGE, IOWA

The undersigned certifies that an examination has been made of the Plans, Specifications, form of Contract, and the site of the work. It is understood that all quantities of work herein are approximate only, and are subject to increase or decrease, and it is further understood that all quantities of work, whether increased or decreased, are to be performed at the unit prices stipulated herein. The undersigned proposes to furnish all necessary machinery, equipment, tools, labor and other means of construction, and to furnish all materials specified or required, and to do the work according to the plans and specifications and any addenda now on file in the office of the Department of Engineering for the construction of the improvements set forth herein, at the following unit prices:

Project Name: 2024 Demolition Project: 1305 N 22nd St

Item	Item Description	Est Qty		Unit Price	Total Amount
1	Removal & Disposal of Existing Asphalt Surfaces	2,292	SY	\$	\$
2	Removal & Disposal of Existing Concrete Surfaces and Platforms	147	SY	\$	\$
3	Cap Unneeded PVC Storm Mains	3	EA	\$	\$
4	Cap Sanitary Sewer Service in Parking	1	EA	\$	\$
5	Abandon or Remove Water Services	291	LF	\$	\$
6	Disconnect Water Services at the Main	2	EA	\$	\$
7	Replace Drop Curb with Full 6" Curb and Gutter	35	LF	\$	\$
8	Install New Water Service	1	EA	\$	\$
9	Install New Sanitary Sewer Service, if required (pricing only)	1	EA	\$	\$
10	Remove & Replace Concrete Street	40	SY	\$	\$
11	Construct Top Portion of Intakes. Install New Castings	4	EA	\$	\$
12	Install Sump Pump from Intake to Property Line	96	LF	\$	\$
13	Removal & Disposal of Building Structure (20,665 SF)	1	LS	\$	\$
14	Remove Chain Link Fence	410	LF	\$	\$
15	Remove Retaining Wall & Fence	25	LF	\$	\$
16	Tree Removal	1	LS	\$	\$
17	Fill	9,681	CY	\$	\$
18	Topsoil & Grading	5,890	SY	\$	\$
19	Type 1 Seeding	1.22	AC	\$	\$
Total Bid:				\$	

To do all "Extra Work" which may be required to complete the work contemplated at unit prices or lump sums to be agreed upon in writing prior to starting such work, or if such prices or sums cannot be agreed upon, to perform such work on a force account basis as provided in the Specifications.

Enclosed herewith find bid security in an amount equal to five percent (5%) of the total amount of the bid as a Proposal guarantee. If a bid bond is submitted, it shall be on the bid bond form

provided by the Engineer. Upon notice of acceptance of this proposal by the City Council, the undersigned hereby agrees to enter into a contract in the form described by the City Council, and to furnish bonds on the standard forms contained in the Specifications with good and sufficient surety or sureties.

The undersigned further agrees that in case he fails to enter into a contract and furnish the required bonds as prescribed by the City Council within ten (10) days after the acceptance of this proposal, the bid security accompanying this proposal shall be forfeited to the City as agreed upon liquidated damages. Liquidated damages for non-compliance with the completion date provisions shall be Two Hundred Fifty Dollars (\$250.00) per calendar day.

The undersigned bidder certifies that this proposal is made in good faith, without collusion or connection with any other person or persons bidding on the work.

The undersigned bidder understands that the City Council reserves the right to accept or reject any or all proposals or to waive formality or technicality in any proposal in the interest of the City.

The foregoing unit prices are the basis upon which the undersigned will accept the contract.

Proposal: Acknowledgment of Addenda

The Bidder hereby acknowledges that all addenda become a part of the contract documents when issued, and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below:

Addendum Number _____ Addendum Number _____
Addendum Number _____ Addendum Number _____

and certifies that said addenda were utilized in the preparation of this bid.

Proposal: Bid Items, Quantities, and Prices

Unit Bid Price Contracts: The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices and the Total Construction Costs on the Proposal Attachment: Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Bid Items, Quantities and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternates selected by the Jurisdiction shall be used only for comparison of bids. The Total Construction Cost, including any Add-Alternates, shall be used for determining the sufficiency of the bid security.

Base Bid Contracts: The Bidder must provide any Bid Prices, any Alternate Prices, and the Total of the Base Bid plus any Add-Alternates on the Proposal Attachment: Bid Items, Quantities and Prices. The Total of the Base bid plus any Alternates selected by the Jurisdiction shall be used only for comparison of bids. The Total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

Proposal: General

The Bidder hereby acknowledges that the Jurisdiction, that bids for this project reserves the right to:

1. Reject any or all bids. Award of the contract, if any, to be to the lowest responsible, responsive bidder; and
2. Reject any or all alternates in determining the items to be included in the contract. Designation of the lowest responsible, responsive bidder to be based on comparison of the total bid plus any selected alternates; and
3. Make such alterations in the contract documents or in the proposal quantities as it determines necessary in accordance with the contract documents after execution of the contract. Such alterations shall not be considered a waiver of any conditions of the contract documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a contract, if this proposal is selected, in the form approved by the Jurisdiction, provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code; and
2. Forfeit bid security, not as a penalty but as liquidated damages, upon failure to enter into such contract; and
3. Commence the work on this project on or before a date to be specified in a written notice to proceed by the Jurisdiction, and to complete all demolition and grading work within 90 days from the executed Notice to Proceed. Placement of topsoil and seeding shall be completed by May 15, 2025. The bidder must also agree to pay as liquidated damages for noncompliance with said completion provisions at the rate of Two Hundred Fifty dollars (\$250.00) for each calendar day thereafter that the work remains incomplete.

Respectfully submitted,

Contractor

By _____

Title

Date of Letting: Tuesday, October 8, 2024

Bids Received Until: 10:00 AM

Bid Bond

KNOW ALL BY THESE PRESENTS:

That we, _____, as Principal, and _____, as Surety, are held and firmly bound unto the CITY OF FORT DODGE, IOWA, as Obligee, (hereinafter referred to as "the Jurisdiction"), in the penal sum of _____ dollars (\$_____), lawful money of the United States, for which payment said Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns jointly and severally, firmly by these presents.

The condition of the above obligation is such that whereas the Principal has submitted to the Jurisdiction a certain proposal, in a separate envelope, and hereby made a part hereof, to enter into a contract in wiring, for the following described improvements;

2024 Demolition Project: 1305 N 22nd St
(A City of Fort Dodge Public Improvement Project)

NOW, THEREFORE, if said proposal by the Principal be accepted, and the Principal shall enter into a contract with Jurisdiction in accordance with the terms of such proposal, including the provision of insurance and of a bond as may be specified in the contract documents, with good and sufficient surety for the faithful performance of such contract, for the prompt payment of labor and material furnished in the prosecution thereof, and for the maintenance of said improvements as may be required therein, then this obligation shall become null and void; otherwise, the Principal shall pay to the Jurisdiction the full amount of the bid bond, together with court costs, attorney's fees, and any other expense of recovery.

Then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

By virtue of statutory authority, the full amount of this bid shall be forfeited to the Jurisdiction in liquidation of damages sustained in the event that the Principal fails to execute the contract and provide the bond as provided in the specifications or by law.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which the Jurisdiction may accept such bid or execute such Contract; and said Surety does hereby waive notice of any such extension.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be Webster County, State of Iowa. If legal action is required by the Jurisdiction against the Surety or Principal to enforce the provisions of the bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Surety or Principal agrees to pay the Jurisdiction all damages, costs, and attorney fees incurred by enforcing any of the provisions of this Bond. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers and remedies given to the Jurisdiction, by law. The Jurisdiction may

proceed against Surety for any amount guaranteed hereunder whether action is brought against Principal or whether Principal is joined in any such action or actions or not.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations, have caused their corporate seals to be affixed and these presents to be signed by their proper officers this _____ day of _____, 20____.

Witness

Surety:

Principal:

Surety Company

Bidder

By _____
Signature Attorney-in-Fact/Officer

By _____
Signature

Name of Attorney-in-Fact/Office

Name (Print/Type)

Company Name

Title

Company Address

Address

City, State, Zip Code

City, State, Zip Code

Company Telephone Number

Telephone Number

NOTE: All signatures on this bid bond must be original signatures in ink; copies or facsimile of any signature will not be accepted. This bond must be sealed with the Surety's raised, embossing seal. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.

Contract

THIS CONTRACT, made and enter this _____ day of _____, by and between the City of Fort Dodge by its Mayor, upon order by Resolution of its City Council, hereinafter called the "Jurisdiction", and _____, hereinafter called the "Contractor."

WITNESSTH:

The Contractor hereby agrees to complete the work comprising the below referenced improvement, as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the Department of Engineering of Fort Dodge, Iowa. This contract includes all contract documents. The work under this contract shall be constructed in accordance with the MOST CURRENT VERSION OF THE SUDAS STANDARD SPECIFICATIONS, and as further modified by the supplemental specifications and special provisions included in said contract documents. The Contractor further agrees to complete the work in strict accordance with said contract documents, and to guarantee the work as required by law, for the time required in said contract documents, after its acceptance by the Jurisdiction.

This contract is awarded and executed for completion of the work specified in the contract documents for the bid prices shown on the proposal submitted by Contractor in accordance with the Notice to Bidders for the following described improvements:

2024 Demolition Project: 1305 N 22nd St
(A City of Fort Dodge Public Improvement Project)

The Contractor has submitted a proposal, and agrees to perform the work as described and set forth in said plans and specifications, which accurately and fully describe the terms and conditions under which the Contractor is willing to perform said work at the unit prices set forth in said proposal, in consideration of the Jurisdiction's payment of the bid amount of _____ dollars (\$_____), which amount shall constitute the required amount of the payment bond. The Contractor hereby agrees to commence work under this contract on or before a date to be specified in a written notice to proceed by the Jurisdiction and to fully complete the above mentioned project; and to pay liquidated damages for noncompliance with said completion provisions at the rate of Two Hundred Fifty dollars (\$250.00) for each "per calendar" day thereafter that the work remains incomplete.

NOW, THEREFORE, IT IS AGREED:

1. That the City hereby accepts the attached proposal of the Contractor for the work and sums listed therein.
2. That this Contract consists of the following component parts which are made a part of this Agreement and Contract, as fully and absolutely as if they were set out in detail in this Contract, and they shall govern in priority as listed below:
 - a. Addenda Numbers _____
 - b. The most current version of SUDAS Standard Specifications
 - c. Plans
 - d. Instructions to Bidders
 - e. Special Provisions

- f. Contractor's Proposal
 - g. This Instrument
3. The work shall be commenced on or before a date to be specified in a written "Notice to Proceed" of the City, the demolition and grading work shall be complete within 90 calendar days. Placement of topsoil and seeding shall be completed by May 15, 2025.
 4. That payments are to be made to the Contractor in accordance with and subject to the provisions embodied in the documents made a part of this Contract.
 5. That this Contract is executed in Duplicate.

IN WITNESS WHEREOF, the Parties hereto have hereunto set their hands and seals the date first shown written.

JURISDICTION

By _____
Matt Bemrich, Mayor

(Seal)
ATTEST:

Dawn Siebken, City Clerk

Date

CONTRACTOR

Contractor

By _____
Signature

Title

Street Address

City, State, Zip Code

Telephone

Performance, Payment, and Maintenance Bond

That we, _____, as Principal (hereafter the “Contractor” or “Principal” and _____, as Surety are held and firmly bound unto the City of Fort Dodge, a municipal corporation in Webster County, Iowa, as Obligee (hereinafter referred to as “the Jurisdiction”), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of _____ dollars (\$ _____), lawful money of the United States, for the payment of which sum, well and truly to be make, we bind ourselves, our heirs, executors, administrators, successors, and legal representatives and assigns, jointly and severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a written Agreement with the Jurisdiction, bearing date the _____ day of _____, _____, (hereinafter the “Contract”) wherein said Contractor undertakes and agrees to construct the following described improvements in accordance with the plans and specifications prepared by the City of Fort Dodge:

2024 Demolition Project: 1305 N 22nd St
(A City of Fort Dodge Public Improvement Project)

and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents. Provided, however, that one year after the date of acceptance as complete of the work under the above referenced Contract, the maintenance portion of this Bond shall continue in force but the penal sum for maintenance shall be reduced to the sum of _____ which is the cost associated with those items shown on the proposal and in the Contract which require a maintenance bond period in excess of one year.

It is expressly understood and agreed by the Contractor and Surety in this bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. **PERFORMANCE:** The Contractor shall well and faithfully observe, perform, fulfill and abide by each and every covenant, condition and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvements, and shall indemnify and save harmless the Jurisdiction from all outlay and expense incurred by the Jurisdiction by reason of the Contractor’s default of failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.
2. **PAYMENT:** The Contractor and the Surety on this Bond are hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price which the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to

said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573, Code of Iowa, which by this reference is made a part hereof as though fully set out herein.

3. MAINTENANCE: The Contractor and the Surety on the Bond hereby agree, at their own expense:
 - a. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of two (2) year(s) from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;
 - b. To keep all work in continuous good repair; and
 - c. To pay the Jurisdiction's reasonable costs of monitoring and inspection to assure that any defects are remedied, and to repay the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.

Contractor's and Surety's agreement herein made extends to defects in workmanship or materials not discovered or known to the Jurisdiction at the time such work was accepted.

4. GENERAL: Every Surety on the Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
 - a. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
 - b. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than twenty percent of the total contract price, and that this bond shall then be released as to such excess increase; and
 - c. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.

The Contractor and every Surety on the bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

- d. That no provision of this Bond or of any other contract shall be valid which limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.
- e. That as used herein, the phrase "all outlay and expense" is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Jurisdiction including interest, benefits and overhead where applicable. Accordingly, "all outlay and expense" would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorneys fees (including overhead expenses of the Jurisdiction's staff attorneys), and all costs and expenses of litigation as they are incurred by the Jurisdiction. It is intended the Contractor and Surety will defend

and indemnify the Jurisdiction on all claims made against the Jurisdiction on account of Contractor's failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Jurisdiction will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Jurisdiction incurs any "outlay and expense" in defending itself with respect to any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Jurisdiction whole for all such outlay and expense, provided that the Surety's obligation under this bond shall not exceed 125% of the penal sum of this bond.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be Webster County, State of Iowa. If legal action is required by the Jurisdiction to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Contractor and the Surety agree, jointly and severally, to pay the Jurisdiction all outlay and expense incurred therefore by the Jurisdiction. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action or actions or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a work, term, or phrase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

Witness our hands, in triplicate, this _____ day of _____, _____.

Surety Countersigned By:

Signature of Iowa Resident Commission Agent as
Prescribed by Chapter 515.52-57, Iowa Code.
(Required only if Attorney-in-Fact is not also an
Iowa Resident Commission Agent)

Contractor

By: _____
Signature

Name of Resident Commission Agent

Title

Company Name

SURETY:

Company Address

Surety Company

City, State, Zip Code

By: _____
Signature Attorney-in-Fact Officer

Company Telephone Number

Name of Attorney-in-Fact Officer

Company Name

FORM APPROVED BY:

Company Address

City, State, Zip Code

Mark Crimmins, City Attorney

Company Telephone Number

NOTE:

1. All signatures on this performance, payment, & maintenance bond must be original signatures in ink; copies or facsimile of any signature will not be accepted.
2. This bond must be sealed with the Surety's raised, embossing seal.
3. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.
4. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this bond must be exactly as listed on the Certificate or Power of Attorney accompanying this bond.

Special Provisions to SUDAS Specifications

Demolition activities shall adhere to the current version of SUDAS Specifications with the following clarifications and/or exceptions:

Division 1 – Section 1090 – Part 1.05 Progress Payments

The contractor shall be paid in accordance with the Specifications. The contractor shall submit pay requests to Engineering for review and approval no later than 6 business days prior to a scheduled City Council Meeting. Requests for payment will be considered by the City Council at their regular meeting on the second or fourth Monday of each month. If the request for payment is approved by City Council, payment will be made on the Friday following that Council Meeting.

Division 7 – Section 7010 – Part 3.03 Curb and Gutter Construction

ROW driveway approach shall be removed and curb and gutter restored per SUDAS.

Division 10 – Section 10,010 – Part 3.01 General

E. An optional open house of the site will be held on Monday, September 30th, 2024 from 10a-noon.

Division 10 – Section 10,010 – Part 3.02 Utility Disconnections

- A. Sanitary Sewer: Cap sanitary sewer service in the parking/ROW. If needed, install new residential service as directed by Engineer. Provide pricing only on Proposal.
- B. Water Service: Disconnect and abandon/remove both water services at the main. Install a new residential service in the same location as the current southern service.
- C. Storm Sewer: Cap unneeded PVC storm mains and intakes on the east and north sides of the building. Protect other storm sewer structures, modify, and install new castings. Install sump pump lines from adjacent property lines to closest intake.

Division 10 – Section 10,010 – Part 3.07 Salvage

A. Restrictions:

Remove and return any padlocks to the City Engineer's Office.

Remove any salvageable plywood and contact Judy McGee at 712.297.0410 for collection.

Division 10 – Section 10,010 – Part 3.08 Demolition and Removal

D. Vegetation: Refer to plans for trees to be removed or to remain.

E. Retaining Walls: East portion of retaining wall and fence shall be removed. West portion shall remain.

F. Fences:

To be removed: Southeast and east property line chain link fencing. Portion of wood slat on the south property line.

Shall remain: North property line chain link fencing. West property line vinyl/wood fencing. Portion of wood slat fencing on the south property line.

Division 10 – Section 10,010 – Part 3.09 Disposal

A. Appliances, Electronics, etc:

The building contains a lot equipment, debris, trash, etc. Bids must include the disposal of contained materials.

B. Demolition Material:

Contractor must deliver all demolition material to the North Central Iowa Regional Solid Waste Agency and submit all disposal tickets received from said disposal site.

Contractor must pay all fees associated with disposal of the demolition material.

Division 10 – Section 10,010 – Part 3.10 Asbestos Abatement

Asbestos has been removed from the property. No asbestos removal is required.

Division 10 – Section 10,010 – Part 3.12 Backfill and Grading

C. Borrow: Stockpiled materials are available at 2474 170th St. Contractor is responsible for transportation.

D. Grading: Grade site according to contours in plans.

Division 10 – Section 10,010 – Part 3.13 Clean Up and Seeding

B. Seeding: Topsoil and seeding shall be completed by May 15, 2025.

DEMOLITION OF BUILDING STRUCTURES**PART 1 - GENERAL****1.01 SECTION INCLUDES**

- A. Protection of Public and Private Facilities
- B. Demolition of Building Structures
- C. Removal and Disposal of all Site Elements
- D. Site Backfill, Grading, Soil Restoration, and Clean Up
- E. Establishment of Ground Cover

1.02 DESCRIPTION OF WORK

- A. Properly disconnect all public and private utilities.
- B. Comply with local, state, and federal regulations to remove and properly dispose of sidewalks, steps, driveways, and structures (including both above ground and below ground elements).
- C. Comply with local, state, and federal regulations to remove fuel tanks, septic tanks, cisterns, and any other underground facilities; and to properly dispose of any liquids or products contained within these items.
- D. Properly plug or abandon wells.
- E. Place backfill material in holes and depressions, grade the site, and establish ground cover.

1.03 SUBMITTALS

Comply with Division 1 - General Provisions and Covenants, as well as the following:

Seventy-two hours prior to initiating demolition at each site, submit a plan to control erosion and sediment from each site covered by the contract.

1.04 SUBSTITUTIONS

Comply with Division 1 - General Provisions and Covenants.

1.05 DELIVERY, STORAGE, AND HANDLING

Comply with Division 1 - General Provisions and Covenants, as well as the following:

Ensure access to fire hydrants is maintained at all times.

1.06 SCHEDULING AND CONFLICTS

Comply with Division 1 - General Provisions and Covenants, as well as the following:

- A. Submit a schedule of work to the Engineer a minimum of 72 hours prior to commencing activities.
- B. Coordinate with public and private utilities for timely disconnection of service prior to initiating demolition.

1.06 SCHEDULING AND CONFLICTS (Continued)

- C. Submit a traffic control plan to the Engineer 48 hours in advance of any lane or road closures indicating the area of closure and the signs and traffic control devices to be used to set up the closure.

1.07 SPECIAL REQUIREMENTS

- A. The use of explosives is not allowed unless specified in the contract documents.
- B. Use of fire is prohibited.
- C. Obtain all local, state, and federal permits required for execution of the work, including notification to the Iowa DNR according to 40 CFR 61.145. Pay all permit fees.
- D. Property Ownership:
 - 1. Title: The property address, legal description, and ownership will be included in the contract documents. Upon execution of the contract for the work of demolition and site clearance on all or any part of the demolition area, all rights, title, and interest of the Jurisdiction in and to buildings, structures, and other property to be demolished and/or removed by the Contractor on part or all of said project area as described in the contract documents and contract addenda thereto, is vested with the Contractor.
 - 2. Land: No property rights, title, or interest of any kind whatsoever, in or to the land or premises upon which such buildings or structures stand, is created, assigned, conveyed, granted, or transferred to the Contractor or any other person or persons, except only the license and right of entry to remove such buildings and according to the contract documents. Do not use the land or premises, or allow any other party to use the land or premises, for any purpose other than activities in direct support of the demolition of the building.

1.08 MEASUREMENT AND PAYMENT**A. Demolition Work:**

- 1. **Measurement:** Lump sum item; no measurement will be made.
- 2. **Payment:** Payment will be at the lump sum price.
- 3. **Includes:** Unit price includes, but is not limited to, removal of trees, brush, vegetation, buildings, building materials, contents of buildings, appliances, trash, rubbish, basement walls, foundations, sidewalks, steps, and driveways from the site; disconnection of utilities; furnishing and compaction of backfill material; furnishing and placing topsoil; finish grading of disturbed areas; placing and removing safety fencing; removal of fuel and septic tanks and cisterns; seeding; and payment of any permit or disposal fees.

B. Plug or Abandon Well:

- 1. **Measurement:** Each abandoned or plugged well will be counted.
- 2. **Payment:** Payment will be at the unit price for each plugged or abandoned well.
- 3. **Includes:** Unit price includes, but is not limited to, obtaining all permits; plug or abandon private wells according to local, state, and federal regulations.

PART 2 - PRODUCTS**2.01 BACKFILL MATERIAL**

Meet the requirements of Section 3010, 2.03.

2.02 TOPSOIL

Meet the requirements of Section 2010, 2.01.

2.03 SEEDING

Meet the requirements of Section 9010.

2.04 WELL PLUGGING**A. Sealing Materials:**

1. **Neat Cement:** Provide at a ratio of 14 pounds of cement per 1 gallon of water.
2. **Bentonite:** Graded bentonite, bentonite pellets, or bentonite grout.
3. **Sand Cement Grout:** Provide at a ratio of 1 sack of cement, equal volume of masonry sand, and not more than 6 gallons of water.
4. **Concrete:** Provide a Class A, Class B, or Class C mix meeting the requirements of Iowa DOT Materials I.M. 529.

B. Filling Materials: Provide filling materials free of foreign matter and any toxic residue.

1. Sand
2. Pea gravel
3. Class A, B, or C granular surfacing material
4. Agricultural lime

PART 3 - EXECUTION**3.01 GENERAL**

- A. Protect existing fire hydrants, street lights, traffic signals, utility poles, fire alarm boxes, wire cables, underground utilities, and other appurtenances in the vicinity of the demolition site.
- B. Provide correct type and class of fire extinguishers on site and in equipment. Provide fire extinguishers adjacent to any areas where cutting torches are used.
- C. Comply with noise pollution requirements and any working hour restrictions of the Jurisdiction.
- D. Prior to starting demolition, remove and properly dispose of all volatile or flammable materials such as gasoline, kerosene, benzene, cleaning fluids, paints or paint thinners, household hazardous wastes, or similar products.
- E. Inspect the site for its character and the type of structures to be demolished. The Jurisdiction assumes no responsibility for the condition of existing buildings, structures, and other property within the demolition area, or the condition of the property before or after the solicitation for proposals. No adjustment of proposal price or allowance for any change in conditions that occur after the acceptance of the lowest responsible, responsive proposal will be made.
- F. Pay all disposal costs, including costs related to disposal of specialty items such as household hazardous wastes, appliances, yard wastes, or electronics.

3.02 UTILITY DISCONNECTIONS

Disconnect all utilities prior to initiating demolition.

- A. Sanitary Sewer:** Disconnect and plug all sanitary sewer service lines according to Section 4010, 3.08 and the Jurisdiction's Plumbing Code. Notify engineer for inspection of the disconnection prior to placing backfill material.
- B. Water Service:** Disconnect all water services by a licensed plumber according to the Jurisdiction's Plumbing Code requirements. Notify engineer for inspection prior to placing backfill material.
- C. Storm Sewer:** Disconnect all sump pump and area drain connections to the storm sewer system according to the requirements of the Jurisdiction. Notify engineer for inspection prior to placing backfill material.
- D. Private Utility Services:** Disconnect all natural gas or propane lines, electric services, communication services, and any other services according to the requirements of the specific utility involved.
- E. Backfill:** Place backfill material for all service disconnects according to Section 3010, 3.05.
- F. Surface Restoration:**
 - 1. Within the Street:** Restore the street surface according to Section 7040.
 - 2. Public Right-of-way:** Grade and seed according to Section 9010. Provide a 1 year warranty for all seeded areas. If dates do not allow for seeding, complete fine grading and apply mulch until seeding can be completed.

3.03 PROTECTION OF THE PUBLIC

- A. Temporary Fencing:** Erect temporary fencing prior to any work around all excavations, buildings, or other dangerous elements to prevent unauthorized access. Provide a fence 4 feet high minimum. Ensure the fence is consistently restrictive from top to grade and without horizontal openings greater than 2 inches. Maintain fencing until all hazards are eliminated.
- B. Adjacent Property:** Protect structures, parking lots, driveways, sidewalks, utilities, lawns, and other property elements from damage from the demolition activities. Provide sheeting or shoring as necessary to protect adjacent property. Prevent the accumulation of debris and litter on adjacent properties.
- C. Sidewalks:** If sidewalks are to be closed during demolition, submit a sidewalk closure plan that meets the ADA requirements to the Engineer 48 hours prior to the scheduled closure. Install necessary signing and barricades according to the approved closure plan. Sidewalks designated to remain and damaged during the work will be replaced by the Contractor at no cost to the Contracting Authority.
- D. Streets:** Promptly remove any demolition debris, litter, or mud from streets and rights-of-way caused by the demolition work. Repair damage to the street and right-of-way caused by the demolition at no additional cost to the Contracting Authority.
- E. Vehicle Covering:** Cover all open-bodied vehicles transporting demolition debris and trash.
- F. Drainage Facilities:** Maintain or re-establish all tiles, roadway subdrains, culverts, or other drainage facilities not identified in the contract documents for removal.

3.04 ENVIRONMENTAL REQUIREMENTS

- A. Erosion and Sediment Control:** Implement the approved erosion and sediment control plan for each site prior to initiating demolition by placing all required devices; include measures to prevent tracking of mud onto adjacent streets or alleys.
- B. Dust Control:** Comply with all applicable air pollution requirements of the Jurisdiction. Use water or appropriate chemicals for control of dust in the demolition area, on hauling equipment, on adjacent roadways, and when grading the site.
- C. Litter:** Take steps to prevent the generation of litter during demolition and collect all litter from the demolition area at the end of each working day. Load trucks to prevent leakage or blowing of debris.
- D. Septic Tanks and Outdoor Toilets:** Pump out all septic tanks and outdoor toilets using a licensed company. Remove septic tanks and dispose of properly. Demolish outdoor toilet building and remove from site.
- E. Cisterns and Meter Pits:** Pump out and remove all cisterns and meter pits.
- F. Freon:** Identify, handle, and dispose of all Freon containing appliances according to applicable state and federal regulations.
- G. Mercury and PCB:** Handle and dispose of any fluorescent light fixtures and ballasts or thermostats containing polychlorinated biphenyl (PCB) or mercury according to state and federal regulations.
- H. Electronic Wastes:** Comply with local regulations to dispose of all electronic wastes, including TVs, VCRs, DVD players, stereo equipment, cell phones, and computers.

3.05 FUEL TANK REMOVAL

Remove and dispose of all fuel tanks containing gasoline, benzene, kerosene oils, or similar volatile materials, either above or below ground, according to the State Fire Marshal and Iowa DNR regulations.

Pump out or empty all other tanks in a safe manner. Flush immediately with water, carbon dioxide, or nitrogen until gas-free. Prior to tank removal, use appropriate metering equipment to verify the tank is free of all volatile gases. Conduct the test by a competent individual in the presence of the Engineer.

3.06 WELL PLUGGING AND ABANDONMENT

Plug and abandon all wells according to the Iowa Administrative Code, Section 567, Chapter 39. File an Iowa DNR Abandoned Water Well Plugging Record upon completion of the well abandonment.

A. Plugging Procedures, All Wells:

1. Remove all obstructions from the well.
Note: Some high horsepower submersible pumps contain mercury. Contact the Iowa DNR Private Well Program office if the pump motor is separated from the pump head assembly, the motor is positioned horizontally in the well, or if mercury contamination is observed.
2. Remove casing pipe, any curbing, frost pit, or pump house structure to a depth of 4 feet below the ground surface.
3. Introduce sealing or filling material from the bottom of the well, or interval to be filled or sealed, and place progressively upward to the top of the well or interval to be filled or sealed.
4. For placement of neat cement, sand cement grout, or concrete, utilize grout pipe, tremie pipe, cement bucket, or dump bailer to avoid segregation or dilution of the sealing materials during placement.
5. Place bentonite pellets or graded bentonite for sealing by pouring in place and agitating to avoid bridging.
6. Sealing materials may be substituted for filling materials to fill the entire well up to the well cap. This procedure is preferred but not required.

B. Plugging Procedures, Class 1 Wells:

1. Place filling or sealing materials from the bottom of the well to 1 foot below the static water level.
2. Place sealing materials on top of the filling materials up to the static water level to act as a cap.
3. Place filling or sealing materials up to top of 4 feet below the ground surface.
4. Place 1 foot of sealing material on top of filling materials, extending 6 inches beyond the diameter of the well casing.

3.06 WELL PLUGGING AND ABANDONMENT (Continued)**C. Plugging Procedures, Class 2 Wells:****1. Bedrock Well in Single Confined Aquifer (Artesian Well):**

- a. Place filling material from the bottom of the well up to 10 feet below the bottom of the casing string being plugged or the confining layer.
- b. If well flow cannot be overcome by sealing materials, install a bridge plug or packer in the bottom of the casing.
- c. Place sealing material from a level of 10 feet below the casing string being plugged, or the confining layer if open borehole, to a depth of 10 feet below ground surface.
- d. Place a 6 foot thick cap of neat cement, grout, or concrete to a depth of 4 feet below the ground surface.

2. Bedrock Well in Single Unconfined Aquifer:

- a. Place filling material from the bottom of the well up to 10 feet below the bottom of the casing or confining layer, whichever is less.
- b. Place sealing materials to 10 feet below the ground surface.
- c. Place a 6 foot thick cap of neat cement, grout, or concrete to a depth of 4 feet below the ground surface.

3. Bedrock Well in Multiple Aquifers:

- a. Place filling material in the lowest aquifer from the bottom of the well up to 10 feet below the bottom of the casing or confining layer of the lowest aquifer, whichever is less.
- b. Place 20 feet of neat cement on top of filling material. Allow neat cement to develop initial set before performing subsequent filling and sealing work. High early strength cement may be used to reduce work stoppage time.
- c. Place sealing materials in at least the top 10 feet of each subsequent aquifer, extending at least 10 feet into the confining layer or casing above. Allow sufficient time for initial set before performing subsequent filling or sealing work.
- d. Place filling materials between subsequent aquifer seals.
- e. Place fill or sealing material from the top of the uppermost aquifer seal to the static water level of the well.
- f. Place sealing materials to 10 feet below the ground surface.
- g. Place a 6 foot thick cap of neat cement, grout, or concrete to a depth of 4 feet below the ground surface.

3.07 SALVAGE

- A. Restrictions:** Salvage is allowed only on property owned by the Jurisdiction. The ownership of each site is included in the contract documents. Remove all salvaged materials from the site by the end of each day's work.
- B. Authorized Workers:** Only the Contractor's authorized workers are allowed to salvage or demolish the structure or its contents.

3.08 DEMOLITION AND REMOVAL**A. Structures:**

1. Except for wood frame or non-rigid masonry buildings, start on the top floor and maintain structural parts of buildings, such as columns, beams, and joists, supporting the floor of any building story until the walls, flooring, and partitions of that story are removed.
2. No wall or part of a wall will be allowed to fall outward from any building except through chutes or other controlled method that will ensure safety and minimize dust, noise, and other nuisance.

3.08 DEMOLITION AND REMOVAL (Continued)

3. Remove chimneys or outside portions of chimneys in advance of general demolition. Remove inside chimneys as soon as they become unsupported by reason of removal of other parts of the building.
 4. Remove all unstable, free-standing, or inadequately supported building elements prior to the end of each work day.
- B. Basements and Foundations:** Completely remove and dispose of all basement floors, footings, foundations, and walls unless specifically stated in the contract documents. Notify engineer for inspection prior to filling the basement excavation.
- C. Surface Slabs:** Remove all concrete, asphalt, or masonry slabs and appurtenances.
- D. Vegetation:** Remove and dispose of all brush, shrubs, trees, logs, downed timber, and other yard waste on the site unless otherwise specified in the contract documents. Do not mix with demolition material. Remove stumps to a minimum of 2 feet below finish grade.
- Protect any trees or other vegetation not designated for removal by placing a fence at the drip line encompassing the entire tree and keeping all operations outside of the fenced in area, including storage of equipment or materials. At no additional cost to the Contracting Authority, replace any trees that are designated for protection but are damaged beyond treatment. The Engineer will determine size and species of the replacement tree.
- E. Retaining Walls:** Remove all retaining walls unless otherwise specified in the contract documents. Complete work without damage to adjacent public or private property. Following removal, grade the adjacent slope to a 3:1 (horizontal to vertical) slope or flatter.
- F. Fences:** Remove all fences, guardrails, posts, and other appurtenances unless on a property line with adjacent private property and designated for retention in the contract documents. Fill and compact soil in all post holes.
- G. Miscellaneous Objects:** Remove all clotheslines, signs, piping, posts, or any other objects protruding from the ground and fill any resulting hole.

3.09 DISPOSAL

- A. Appliances, Electronics, Tires, Trash, Household Hazardous Waste, and Rubbish:** Remove all appliances, electronics, tires, trash, household hazardous wastes, and rubbish from the site leaving the site free of debris. Dispose of appliances, electronics, tires, rubbish, household hazardous wastes, and trash according to local and state regulations and not with the demolition material.
- B. Demolition Material:** Deliver all demolition material to the disposal facility designated in the contract documents according to the rules for that facility. Cover all vehicles used to transport demolition material. The Contractor may submit an alternate disposal facility, fully licensed by the state, for consideration by the Engineer. Submit all disposal tickets received from the disposal facility clearly indicating the specific address of the origin of the demolition debris. Pay all fees associated with disposal of the demolition material.

3.10 ASBESTOS ABATEMENT

All asbestos or asbestos containing materials will be removed prior to the demolition by a licensed asbestos contractor through a separate contract. Notify the Engineer if asbestos is discovered in the demolition process. No further work will be allowed until the asbestos has been removed by a licensed contractor.

3.11 RECYCLING

If specified in the contract documents, certain materials may be required to be recycled from the demolition site. These include bricks, concrete, and recoverable metals. All costs related to recycling and the value received from recycled materials are the Contractor's.

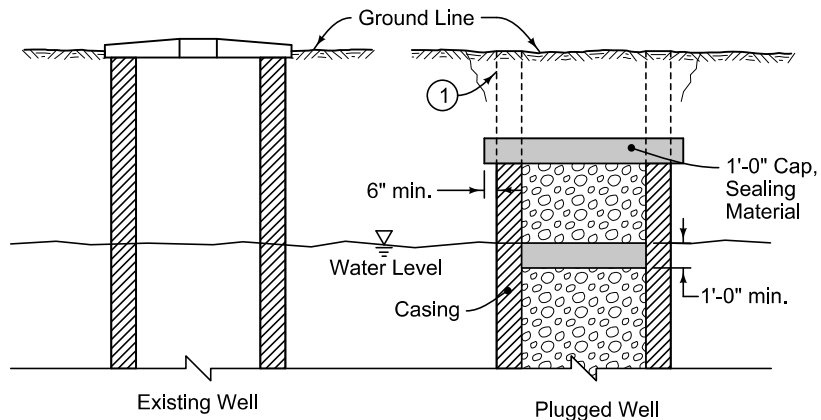
3.12 BACKFILL AND GRADING

- A. Backfill:** Place backfill material in all excavation areas and holes with material meeting Section 2010, 2.03. Unless otherwise specified in the contract documents, compact using Type A compaction as indicated in Section 2010, 3.04. If compaction with moisture and density control is specified, use Section 2010, 3.09. Notify the Engineer 24 hours in advance of compaction testing so a soil density sample can be obtained and analyzed. Provide density testing as specified in the contract documents.
- B. Topsoil:** Strip and stockpile the top 12 inches of topsoil for use as a final topsoil and grading material. If topsoil quality does not meet Section 2010, 2.01, supply additional material to place a minimum of 8 inches over the site. The Engineer will approve the borrowed topsoil material. No payment will be made for supplying additional topsoil material.
- C. Borrow:** If sufficient fill material is not available, supply additional material of equal quality to the soil on the site. Supply suitable material meeting Section 2010. No payment will be made for supplying additional fill material.
- D. Grading:** Grade site to conform with all surrounding areas with a uniform surface that will not allow ponding and does not change drainage patterns that existed prior to demolition. Remove excess excavation material from the site.

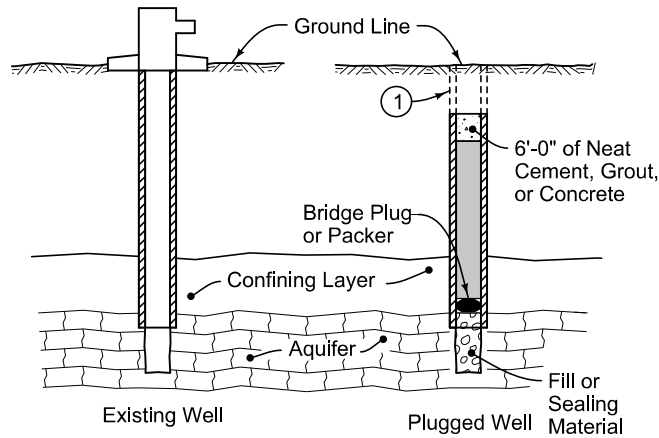
3.13 CLEAN UP AND SEEDING

- A. Clean Up:** Remove all unused material and rubbish from the site. Remove all salvaged materials and any materials recycled. Restore all areas occupied during the course of the work, including the public right-of-way and any private property.
- B. Seeding:** Complete seedbed preparation, seeding, fertilizing, and mulching of the site according to the requirements for permanent urban seeding in Section 9010, 2.02, A. If unable to comply with permanent seeding dates, apply the urban temporary erosion control mixture in Section 9010, 2.02, D.

END OF SECTION

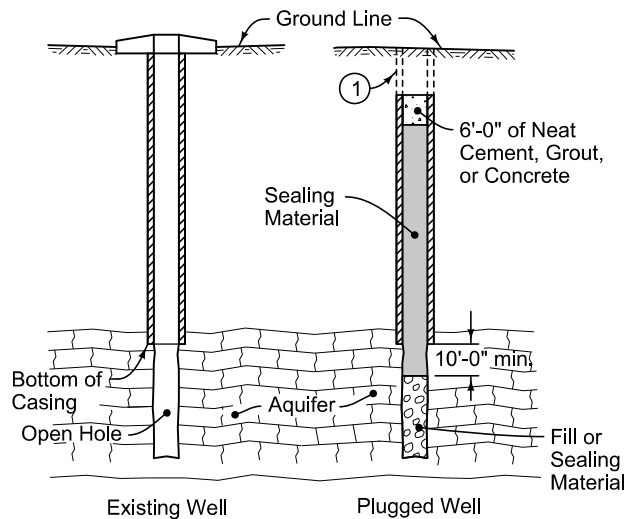


CLASS 1 WELL

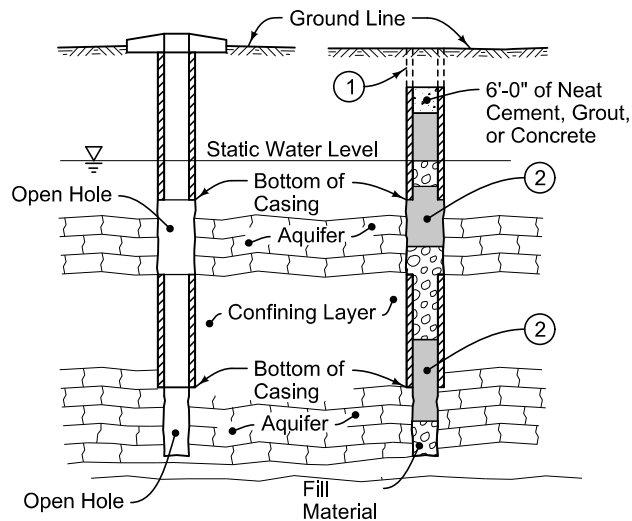


CLASS 2 BEDROCK WELL IN SINGLE CONFINED AQUIFER (Artesian Well)




- ① Remove the top 4 feet of the existing casing pipe.
- ② Place sealing material to a minimum thickness of 20 feet (10 feet minimum above and below bottom of casing or top of the aquifer).



CLASS 2 BEDROCK WELL IN SINGLE UNCONFINED AQUIFER



CLASS 2 BEDROCK WELL IN MULTIPLE AQUIFERS

-  Sealing Material
-  Fill or Sealing Material
-  Neat Cement, Grout, or Concrete

	REVISION
	1 10-21-14
	SUDAS 10010.101
SHEET 1 of 1	

SUDAS Standard Specifications

DETAILS FOR PLUGGING WATER WELLS

City of Fort Dodge, IA

Summary

Parcel ID 0716351022
Alternate ID 0003802011
Property Address 1305 N 22ND ST
 FORT DODGE IA 50501
Sec/Twp/Rng N/A
Brief FTD DODGER ADD LT 2 EX PT & COOPER 2ND ADD LT 8 OF CO AUD TAX PLAT
Tax Description OF SW SW NW SW 16-89-28
 (Note: Not to be used on legal documents)
Deed Book/Page 2015-1822 (4/20/2015)
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Class M - Residential (MR R3+)
 (Note: This is for tax purposes only. Not to be used for zoning.)
District 01000 - FORT DODGE CITY/FORT DODGE SCH
School District FORT DODGE COMMUNITY SCHOOL DISTRICT



Owner

Deed Holder
[Fort Dodge City Of](#)
[819 1st Ave S](#)
 Fort Dodge IA 50501
Contract Holder
Mailing Address
 Fort Dodge City Of
 819 1st Ave S
 Fort Dodge IA 50501

Land

Map Area FORT DODGE NE-C
Lot Area 1.21 Acres ;52,708 SF

Commercial Buildings

Building 1: Nursing Home, (86 units), Stucco on C'Blk, 2 Story, Built - 1935, 1384 SF, Bsmt - 1384 SF, HVAC - Hot Water, Roof - Tar and Gravel/ Wood Dk, Condition - Poor
Adjustments: Sprinkler - exposed wet, 3460 SF
 Bsmt Finish, 192 SF
 A/C - deduct, 2768 SF
 Heat - hot water, 2768 SF
Addition 1: Nursing Home, C'Blk or Tile - 8" / Stucco on C'Blk, 1 Story, Built - 1965, 10854 SF, Bsmt - 0 SF
 HVAC - Hot Water / Package AC, Roof - Tar and Gravel/ Wood Dk
Adjustments: A/C - deduct, 10854 SF
 Heat - hot water, 10854 SF
Addition 2: Nursing Home, C'Blk or Tile - 8", 2 Story, Built - 1974, 11472 SF, Bsmt - 0 SF
 HVAC - Electric / Package AC, Roof - Tar and Gravel/ Wood Dk
Adjustments: A/C - deduct, 11472 SF
Plumbing: 10 - Toilet Room 1 - 3-Fixture Bathroom
Building Extras: #1- Porch (Commercial), 150 SF, Porch (commercial), High Pricing, 1935, Qty1
Vertical Horizontal: Ftg & Fdtn - C'Blk or Tile
 Exterior Wall - Stucco on C'Blk
 Interior Wall - Drywall or Equiv.
 Windows - Wood Casement
 Basement - Incl. w / Base
 Roof - Tar and Gravel/ Wood Dk
 Ceiling - Suspended Blk-Fiber
 Struct. Floor - Wd Joists w /Sub-Flr
 Floor Cover - Carpet
 Floor Cover - Vinyl Sheet
 Partitions - Drywall
 Framing - Wood - Light
 HVAC - Hot Water
 Electrical - Nursing Home
 Sprinkler - Exposed Wet

Permits

Permit #	Date	Description	Amount
51629	01/07/2016	Demo/Removal	2,640

Yard Extras

#1 - (1) Paving - Asphalt 14,000 SF, Asphalt Parking, Average Pricing, Built 1971

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
4/20/2015	HINDMAN JAMES ETAL	FORT DODGE CITY OF	2015-1822	Court-ordered Sale	Deed		\$0.00
3/30/2015	HINDMAN FAM TR	FORT DODGE CITY OF	EQCV317938	Court-ordered Sale	Deed		\$0.00
4/30/2004	HINDMAN FAM TR	HINDMAN FAM TR	2004-3353	QUIT CLAIM DEED	Deed		\$0.00
7/1/1996	HKH PARTNERSHIP	HINDMAN FAM TR	232-76	SALE BETWEEN FAMILY MEMBERS	Deed		\$0.00

Valuation

Classification	2024	2023	2022	2021
	Residential (Mr R3+)	Residential (Mr R3+)	Residential (Mr R3+)	Residential (Mr R3+)
+ Assessed Land Value	\$42,350	\$42,350	\$42,350	\$42,350
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$452,730	\$452,730	\$452,730	\$452,730
= Gross Assessed Value	\$495,080	\$495,080	\$495,080	\$495,080
- Exempt Value	(\$495,080)	(\$495,080)	(\$495,080)	(\$495,080)
= Net Assessed Value	\$0	\$0	\$0	\$0

Taxation

	2023	2022	2021
	Pay 2024-2025	Pay 2023-2024	Pay 2022-2023
+ Taxable Land Value	\$0	\$0	\$0
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$0	\$0	\$0
- Military Exemption	\$0	\$0	\$0
- Homestead 65+ Exemption	\$0	\$0	\$0
= Net Taxable Value	\$0	\$0	\$0
x Levy Rate (per \$1000 of value)	44.46939	44.75139	43.76156
= Gross Taxes Due	\$0.00	\$0.00	\$0.00
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$0.00	\$0.00	\$0.00

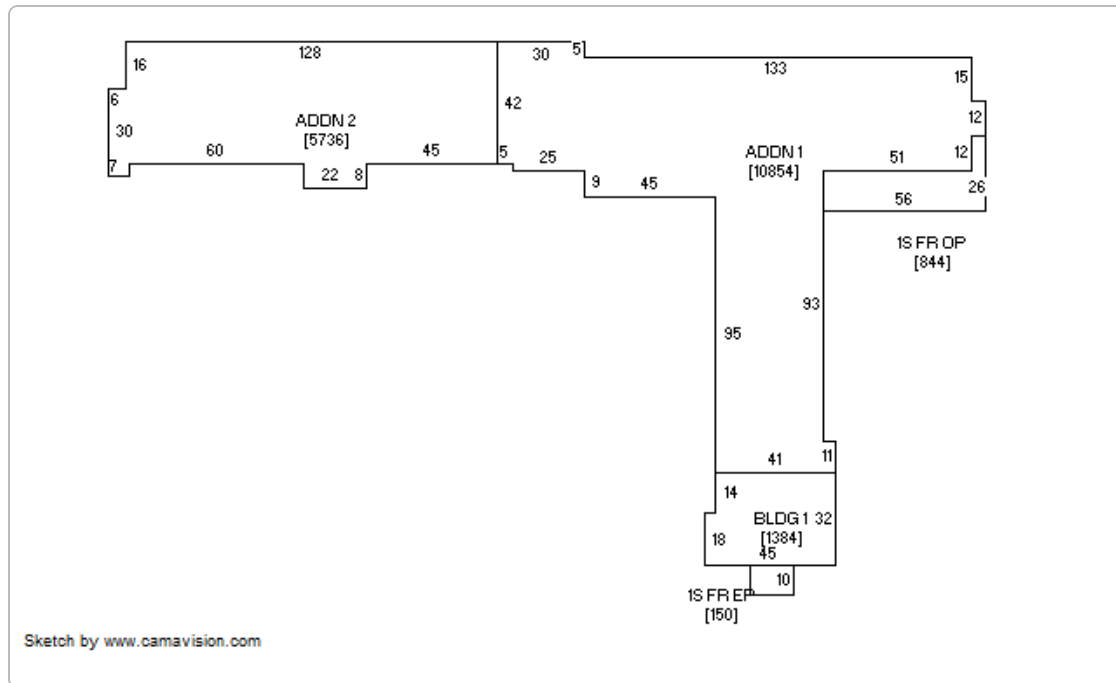
Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025	\$0	No		026054
	September 2024	\$0	No		
2022	March 2024	\$0	No		026337
	September 2023	\$0	No		
2021	March 2023	\$0	No		027081
	September 2022	\$0	No		
2020	March 2022	\$0	No		032075
	September 2021	\$0	No		
2019	March 2021	\$0	No		026014
	September 2020	\$0	No		
2018	March 2020	\$0	No		023903
	September 2019	\$0	No		
2017	March 2019	\$0	No		026178
	September 2018	\$0	No		
2016	March 2018	\$0	No		016704
	September 2017	\$0	No		
2015	March 2017	\$0	No		029342
	September 2016	\$0	No		
2014	March 2016	\$9,919	Yes		022736
	September 2015	\$9,919	Yes		
2013	March 2015	\$0	No		022685
	September 2014	\$0	No		

Photos



Sketches



No data available for the following modules: Residential Dwellings, Agricultural Buildings, CSR Soils, Special Assessments, Tax Sale Certificates.

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 | [User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 9/20/2024, 8:02:09 PM

Contact Us





ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION

DNR USE ONLY			
CON 10-15	County #:		
Date:		Initials:	
<input type="checkbox"/> Check/Money Order <input type="checkbox"/> Credit Card <input type="checkbox"/> Cash			

This notice must be postmarked at least ten (10) working days before beginning the activity. All applicable information must be included.

Notification Fee: Effective beginning January 15, 2016, each required **Original** or **Annual** notification must be accompanied by the fee required by 567 IAC 30.3(1).

567 IAC 30.3(1) Payment of fees established. Beginning on January 15, 2016, the owner or operator of a site subject to the national emission standard for hazardous air pollutants (NESHAP) for asbestos notifications adopted by reference in paragraph 23.1(3)"a," shall submit a fee with each required original or each annual notification for each demolition or renovation, including abatement.

Fees are **not** required for the following:

- a. Notifications when the total amount of asbestos to be removed or disturbed is less than 260 linear feet, less than 160 square feet, and less than 35 cubic feet of facility components and is below the reporting thresholds as defined in 40 CFR 61.145 as amended on January 16, 1991;
- b. Notifications of training fires as required in 567—paragraph 23.2(3)"g";
- c. Controlled burning of demolished buildings as required in 567—paragraph 23.2(3)"j";
- d. Revised and canceled notifications.

Each required fee is \$100 payable to "Iowa Department of Natural Resources" in the form of a check, money order, credit card or cash. Please do not send cash in the mail.

Owner or Operator Name Paying Fee: _____ Phone #: _____

\$100 Fee Enclosed

1. Type of Notification

Original (Fee) Revised Cancelled Annual (Fee)

2. Type of Operation

(Each Type of Operation requiring an original notification must be accompanied by a separate \$100 fee.)

Abatement Demolition
 Renovation Ordered Demolition
 Emergency Renovation

3. Is Asbestos Present?

Yes No - Abatement has already occurred
 No - Asbestos found is under NESHAP limits

4. Scheduled Dates asbestos removal (MM/DD/YY) Start: _____ Stop: _____

5. Scheduled Dates Demo/Renovation (MM/DD/YY) Start: _____ Stop: _____

6. Facility Description (Include building name, number and floor or room number.)

Building Name: _____

Address: _____ County: _____

City: _____ State: _____ Zip: _____

Site Location (floor or room number(s)): _____

Building Size: _____ No of floors: _____ Year Constructed: _____

Present Use: _____ Prior Use: _____

Job Number (optional): _____

7. Facility Information (Identify owner, and operator)

Owner Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Contact: _____ Phone: _____

Operator (if different from owner): _____

Address: _____

City: _____ State: _____ Zip: _____

Contact: _____ Phone: _____

8. Asbestos Abatement Contractor (if applicable)

Contractor Name: _____ IA Permit Number: _____

Address: _____

City: _____ State: _____ Zip: _____

Contact: _____ Phone: _____

9. Demolition Contractor (if applicable)

Contractor Name: _____ IA Permit Number (if ordered demolition): _____

Address: _____

City: _____ State: _____ Zip: _____

Contact: _____ Phone: _____

10. Asbestos Inspector (required unless an Ordered Demolition or Emergency Renovation)

Name of Inspector: _____ IA License Number: _____

Date Inspected: _____ Phone: _____

11a. Approximate Amount of Asbestos (for Abatement purposes only)	Regulated Asbestos-Containing Material (RACM) to be Removed	Nonfriable Asbestos-Containing Material Not To Be Removed (Category I and II)
Total Surface Area (Sq. Ft.) (Also see 11b.)		
Facility Component(s) (Cu. Ft.)		
Pipes (Linear Ft.)		

11b. Quantity in Sq. Ft. the Total Surface Area of RACM to be removed from 11a (check all that apply)

Do not include Pipes or Facility Components

- Floor Materials _____ Ceiling Materials _____ Roofing Materials _____
- Interior Wall Systems _____ Spray-on Materials _____ Asbestos Cement Board _____
- Window Glaze/Caulk _____ Other: _____

12. Procedure, including analytical method, if appropriate, used to detect the presence of asbestos materials.

- Polarized Light Microscopy (PLM) Other: _____

13. Description of work practices and engineering controls to be used to prevent asbestos emissions (check all that apply)

- Adequately Wet Materials Glove Bag Seal in Leak Tight Containers Encapsulate
- Negative Air Containment Seal in Leak Tight Wrapping Mini-enclosure
- Lined Containers Other: _____

14. Description of planned demolition or renovation work (check all that apply)

- Backhoe Bulldozer Hand Removal
- Implosion Other: _____

15. Waste Transporter #1

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Contact: _____ Phone: _____

Waste Transporter #2 (if applicable)

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Contact: _____ Phone: _____

16. Waste Disposal Site #1

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____

Waste Disposal Site #2 (if applicable)

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____

17. If Demolition Ordered by a Government Agency, Identify the Agency and Attach a Copy of the Order

Name of Responsible Official: _____
Title: _____ Phone: _____
Authority: _____
Date of Order (MM/DD/YY): _____

18. If Emergency Renovation, Please Complete this Section

Date Emergency (MM/DD/YY): _____ Time of Emergency: _____
Description of the emergency of sudden event: _____

Explanation of how the event caused unsafe conditions or would cause equipment damage or an unreasonable financial burden:

19. Description of procedures to be followed if there is an unexpected asbestos fiber release:

STOP WORK AND CALL A CERTIFIED ASBESTOS CONTRACTOR AND THE DNR I agree

20. Certification (required if asbestos is present)

I certify that an individual trained in the provisions of regulation 40 CFR Part 61, Subpart M (Asbestos NESHAP) will be onsite during the demolition or renovation and evidence that the required training has been accomplished by this person will be available for inspection during normal business hours.

Name: _____ Title: _____
Company/Organization: _____ Email: _____
Signature of Owner/Operator: _____ Date: _____

21. I certify to the best of my knowledge that the above information is true and correct

Name: _____ Title: _____
Company/Organization: _____ Email: _____
Signature of Owner/Operator: _____ Date: _____

MAIL TO: Iowa DNR- Air Quality, 6200 Park Ave Ste 200, Des Moines IA 50321, 515-725-8200

INSTRUCTIONS
ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION FORM

GENERAL INFORMATION

The Asbestos NESHAP, 40 CFR 61.145 and 567 IAC 23.1(3), requires written notification of demolition or renovation activities in facilities. In most cases, a facility includes all types of structures except single family homes and apartment buildings having no more than four units. The enclosed form must be used to fulfill this requirement. Only complete notification forms will be accepted.

The notification should be typewritten or neatly printed and postmarked or delivered no later than ten days prior to the beginning of either the asbestos removal activity (Section IV) or demolition activity (in Section V) whichever is applicable.

INSTRUCTIONS

- 1. Type of Notification:** Check "Original" if the notification is a first time or original notification, "Revised" if the notification is a revision of a prior notification, or "Canceled" if the activity has been canceled. Check "Annual" for projects in accordance with 40 CFR Part 61, Subpart M 61.145(a)(4)(iii).
- 2. Type of Operation:** Check as appropriate for facility abatement, demolition, renovation, ordered demolitions, or emergency renovations. A notification for renovation is required only if asbestos was removed or still present but not being disturbed. However, if asbestos has been or will be removed, then a separate abatement notification form should be submitted by the appropriate part.
- 3. Is Asbestos Present?** Answer "Yes," "No - Abatement has already occurred," or "No - Asbestos found is under NESHAP limits."
- 4. Scheduled Dates of Asbestos Removal (MM-DD-YY):** Enter scheduled dates (month/day/year) for asbestos removal work. Asbestos removal work includes any activity, including site preparation, which may break up, dislodge or disturb asbestos material.
- 5. Scheduled Dates of Demolition/Renovation (MM-DD-YY):** Enter scheduled dates (month/day/year) for beginning and ending the planned demolition or renovation project.
- 6. Facility Description:** Provide the following information on the areas being renovated or demolished:

Building Address:	Physical location of site
Site Location (floor or room number)	Enter specific location
Building Size:	The building size in square feet.
No. of Floors:	Enter the number of floors including basement, if applicable.
Year Constructed:	Enter year the facility was originally constructed.
Present Use/Prior Use:	Describe the primary use of the facility or enter the following codes: AC - Apartment Complex, B - Boat/Ship, BR - Bridge, CH - Church, C - Commercial, F - Fire Damaged, G - Government, H - Hospital, I - Industrial, M - Miscellaneous, MG - Manufacturing, N - Nursing Home, O - Office, P - Public Building, R - Residence, S - School, U - University/College, V - Vacant
Job Number (optional):	Provide job number if available
- 7. Facility Information:** Enter the names, addresses, contact persons and telephone numbers of the following:
Owner: Legal owner of the site at which asbestos is being removed or demolition planned.
Operator: General contractor, or any other person who leases, operates, controls or supervises the site.

If known, the name of the site supervisor should be entered as the contact person for the notification. If additional parties share responsibility for the site, demolition activity, renovation or ACM removal, include complete information (including name, address, contact person and telephone number) on additional sheets submitted with the form.
- 8. Asbestos Abatement Contractor:** If notification is being submitted for asbestos removal enter the name of contractor hired to remove asbestos, contractor permit number, address, contact, and phone number.
- 9. Demolition Contractor:** If notification is being submitted for demolition or renovation enter the name of contractor hired, permit number, address, contact, and phone number.
- 10. Asbestos Inspector:** Enter the individual who conducted the asbestos inspection prior to demolition/renovation, the inspector license number, date inspected and telephone number.
- 11. a) Approximate Amount of Asbestos Including:** (1) Regulated ACM to be removed (including nonfriable ACM to be sanded, ground or abraded); and (2) Category I and Category II nonfriable asbestos containing material not to be

removed. For both renovations and demolitions, enter the amount of RACM to be removed by entering a number in the appropriate box. If applicable, enter the amount of nonfriable ACM not to be removed during a demolition or renovation.

Category I nonfriable material includes packing, gaskets, resilient floor covering and asphalt roofing materials. Category II nonfriable material includes any material, excluding Category I materials, that when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure, or mechanical forces expected to operate on the material during the demolition or renovation activity. All Category II materials must be removed prior to demolition.

Complete the volume from facility component(s) if asbestos-containing materials have been removed from facility components and the volume is known.

b) Quantify in Sq. Ft. the Total Surface Area of RACM to be removed from 11a. Check the type of RACM to be removed and enter the square feet for each material. (Total 11b square feet should equal 11a square feet of RACM to be removed.) **Facility Components and Pipes are not included in 11b.**

- 12. Asbestos Testing Procedure:** Check the appropriate box for the procedure that was used to determine asbestos content.
- 13. Description of Work Practices and Engineering Controls to Prevent Asbestos Emissions:** Check the appropriate box(s) for work practices that will be employed to prevent asbestos emissions.
- 14. Description of Planned Demolition or Renovation Work:** Check the appropriate box(s) that describe the renovation/demolition technique(s) to be used.
- 15. Waste Transporter(s):** Enter the name(s), address(es), contact person(s) and telephone number(s) of the person(s) or company(ies) responsible for transporting ACM from the removal site to the waste disposal site. If the removal contractor or owner is the waste transporter, state "same as owner" or "same as removal contractor."
- 16. Waste Disposal Site:** Identify the waste disposal site, including the complete name, location, and telephone number of the facility. If ACM is to be disposed of at more than one site, provide complete information on an additional sheet submitted with the form.
- 17. If Demolition Ordered by a Government Agency, Please Identify the Agency below:** Provide the name of the responsible official, title and agency, authority under which the order was issued and the date of the order. A copy of the order from the government agency must be attached to this form.
- 18. Emergency Renovation Information:** Provide the date and time of the emergency, a description of the event and a description of unsafe conditions, equipment damage or financial burden resulting from the event. The information should be detailed enough to evaluate whether a renovation falls within the emergency exemption.
- 19. Description of Procedures to be Followed in the Event that Unexpected Asbestos Fiber Release:** Provide adequate information to demonstrate that appropriate actions have been considered and can be implemented to control asbestos emissions adequately, including at a minimum, conformance with applicable work practice standards. Attach an additional sheet of paper if needed and submit with this form.
- 20. Certification:** This is required if asbestos is present, i.e. abatements and ordered demolitions. Include signature, date, printed name, title, company, and email address to certify that training provisions required by the asbestos NESHAP regulation will be followed.
- 21. Information provided in notification is true and correct:** This is required for all notifications. Include signature, date, printed name, title, company, and email address to certify the information provided is true and correct to the best of your knowledge.

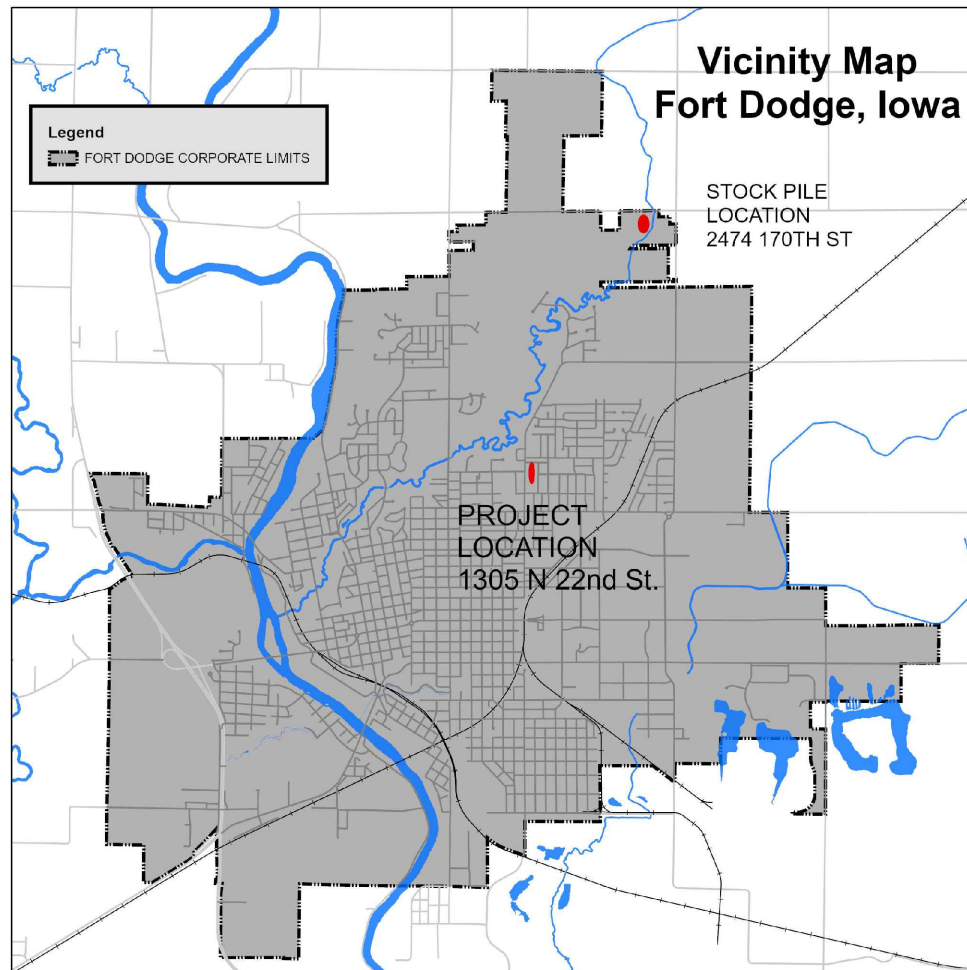
2024 GREENLEAF DEMOLITION AND GRADING

FORT DODGE, IOWA

The Iowa Statewide Urban Design and Specifications (SUDAS)

shall apply to construction work on this project.

(www.iowasudas.org)



VICINITY MAP

INDEX OF DRAWINGS

- SHEET 1- TITLE SHEET
- SHEET 2- ESTIMATED QUANTITIES & REFERENCE INFORMATION
- SHEET 3- DETAILS & LEGEND
- SHEET 4- EXISTING CONDITIONS
- SHEET 5- REMOVALS
- SHEET 6- EXISTING AND PROPOSED CONTOURS & IMPROVEMENTS

CITY OF FORT DODGE	
MAYOR:	MATT BEMRICH
COUNCIL:	KIM ALSTOTT JEN CRIMMINS DAVID FLATTERY QUENNEL MCCALED CAMERON NELSON LYDIA SCHUUR MEGAN SECOR
CLERK:	DAWN SIEBKEN
CITY ENGINEER:	AUSTIN MORROW, P.E.

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.	
	SIGNATURE: <u><i>Austin Morrow</i></u>	DATE: <u>9/24/24</u>
	MY LICENSE RENEWAL DATE IS DECEMBER 31, <u>2025</u>	
	PAGES OR SHEETS COVERED BY THIS SEAL: <u>1-6</u>	

Designed AM	Drawn DMO	Checked AM	Approved _____	Title _____	Date _____
Greenleaf Demolition and Grading City of Fort Dodge Engineering Department Fort Dodge, Iowa 819 1st Avenue South					
Title Sheet					

GENERAL NOTES

Item #	Description	Category	Quantity	Units
1	Removal and Disposal of existing asphalt surfaces.	Pavement	2292	SY
2	Removal and Disposal of existing concrete surfaces and platforms.	Pavement	147	SY
3	Cap unneeded PVC storm mains in intakes	Utilities	3	EA
4	Cap sanitary sewer service in parking.	Utilities	1	EA
5	Abandon or remove water services.	Utilities	291	LF
6	Disconnect water services at the main.	Utilities	2	EA
7	Remove drop curb and gutter section thru driveway replace with full 6" curb and gutter.	Pavement	35	LF
8	Install new water service	Utilities	1	EA
9	Install new sanitary service, if required (pricing only)	Utilities	1	EA
10	Concrete street remove and replace. 8" PCC with compacted 12" minium roadstone base, tie bar installation to existing pavement, all items considered incidental to pavement quantity.	Pavement	40	SY
11	Construct top portion of intakes. Install new castings	Utilities	4	EA
12	Install sump pump lines from property lines to the closest intake, includes LF of material and connections to structures, incidental to pipe length. Homeowners to make connection to new supplied line.	Utilities	96	LF
13	Building removal and disposal, including foundation, 2 story - 1 story - basement.* (see Sections 10A-10E) Total Foot print for area (20665 SF)	Building	1	LS
13a	1 story, no basement, E-W wing, west entryway (190 SF)	Building		
13b	2 story, basement, E-W wing off west entryway (1605 SF)	Building		
13c	1 story, basement, E-W wing, east of 2 story section (4305 SF)	Building		
13d	1 story, no basement, N-S wing, south portion. (8105 SF)	Building		
13e	2 story, no basement, N-S wing, north portion (6460 SF)	Building		
14	Remove chain link fence.	Site material	410	LF
15	Remove retaining wall and fence* (portion on private property must remain, west end)	Building	25	LF
16	Tree removal	Trees	1	LS
16a	Tree removal 12"-24" diameter (5 ea)	Trees		
16b	Tree removal 24"-36" diameter (3 ea)	Trees		
16c	Tree removal 72" diameter (1 ea)	Trees		
17	Fill - 30% shrink	Materials / grading	9681	CY
18	Topsoil, grading, entire site, black soil surface material 6" depth	Materials / grading	5890	SY
19	Seeding, entire site	Materials / application	1.22	AC

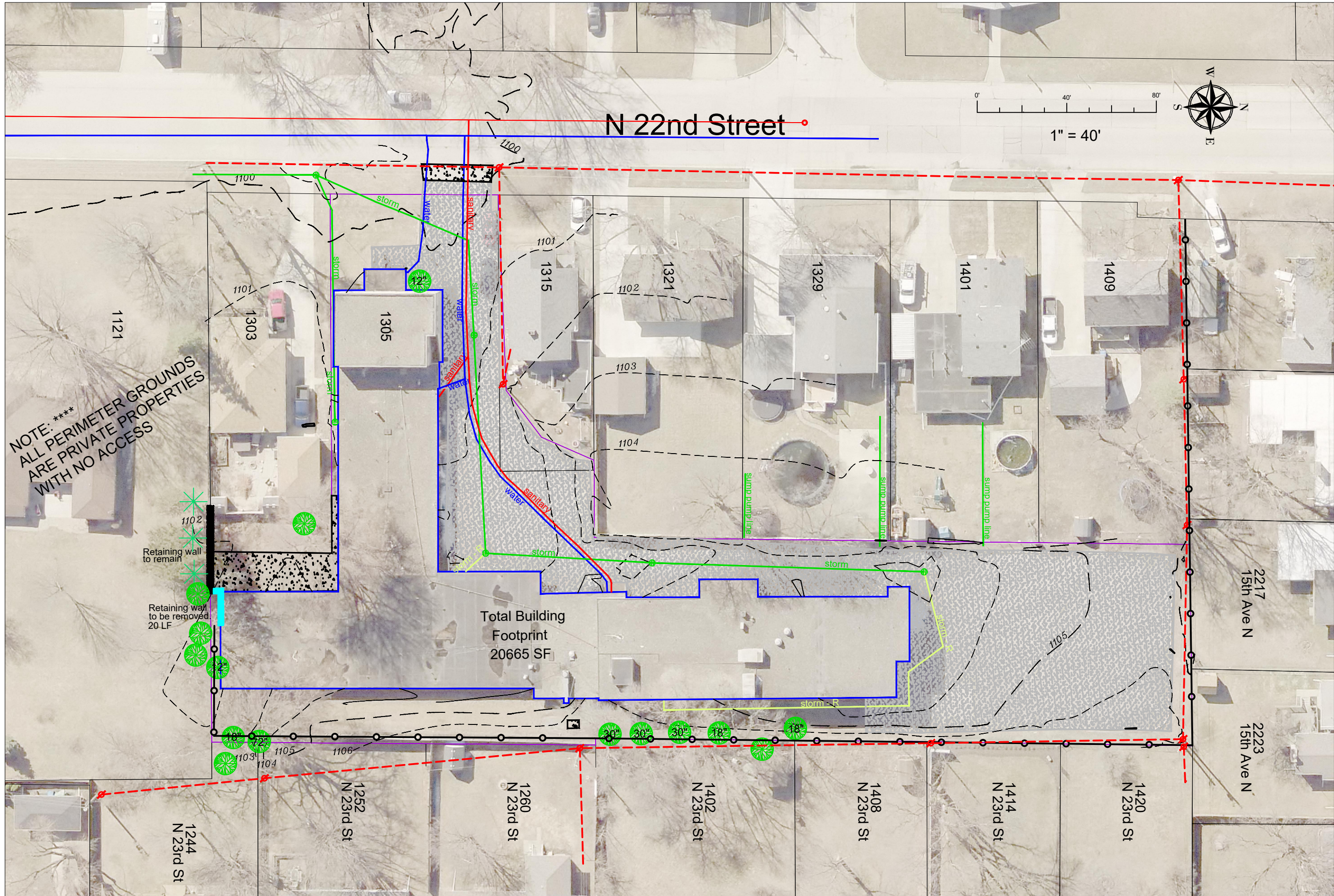
Notes:	Be aware of easements on the west, north and east.
	Be aware of the utilites in the easements and on at least two occassions guy wires, adjacent to poles extend onto private property .
	Be aware of sump pump line extensions onto the edge of the property from the west.
	Be aware of all exterior fencing, owned by adjacent properties.
	Street excavation: vertical excavations must be a minimum of 1 foot from the edge of pavements in all directions, to provide an undisturbed shelf to support the new pavement installation.

Designed AM	Drawn DMO	Checked AM	Date
Greenleaf Demolition and Grading City of Fort Dodge Engineering Department 819 1st Avenue South Fort Dodge, Iowa			Title
Approved			Estimated Quantities & Reference Information

GENERAL NOTES

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Date:
8-1-2024



NOTE: ****
ALL PERIMETER GROUNDS
ARE PRIVATE PROPERTIES
WITH NO ACCESS

Total Building
Footprint
20665 SF

N 22nd Street

1" = 40'

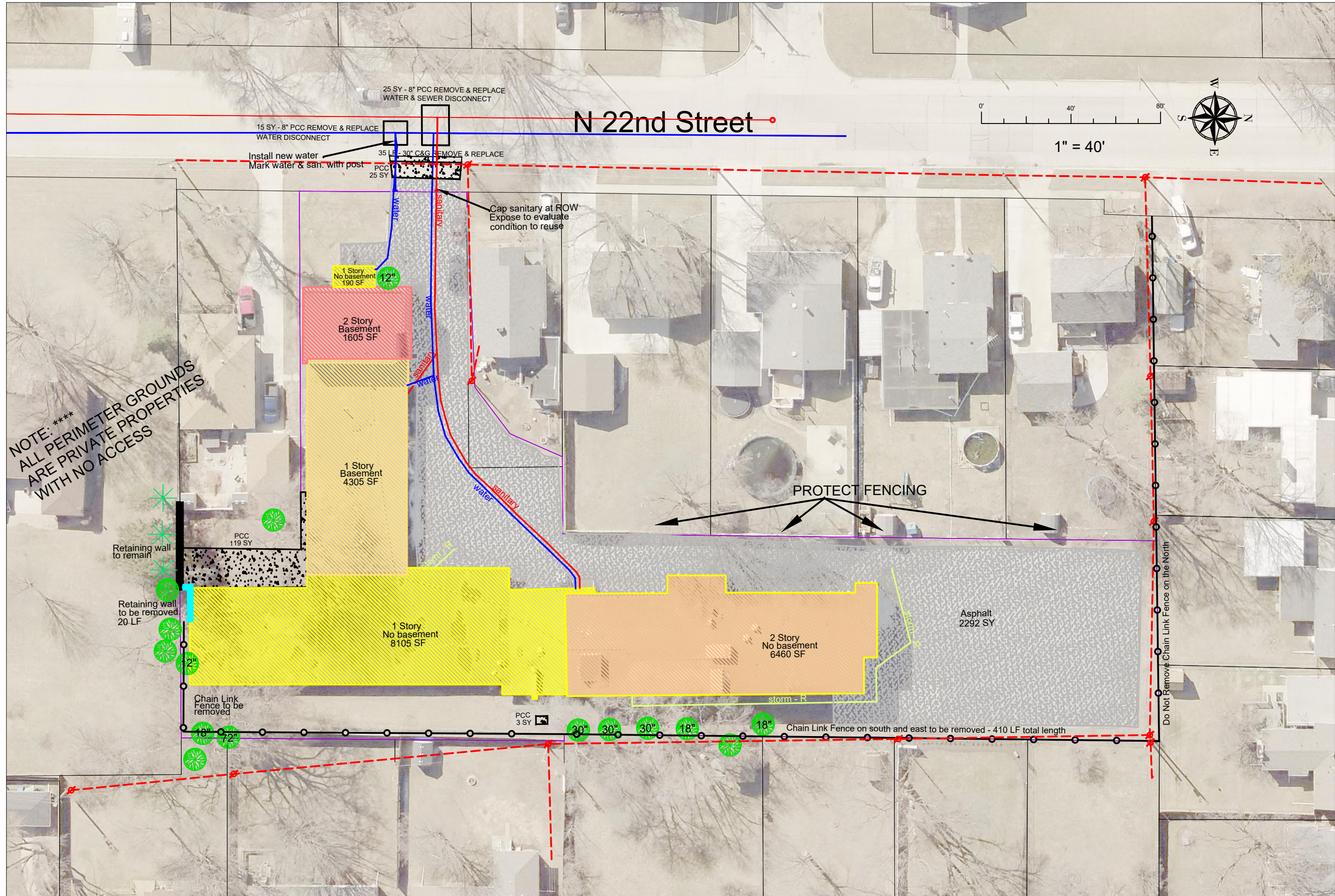
Designed AM	_____
Drawn DMO	_____
Checked AM	_____

Greenleaf Demolition and Grading
City of Fort Dodge Engineering Department
Fort Dodge, Iowa
819 1st Avenue South

Approved _____
Title _____
Date _____

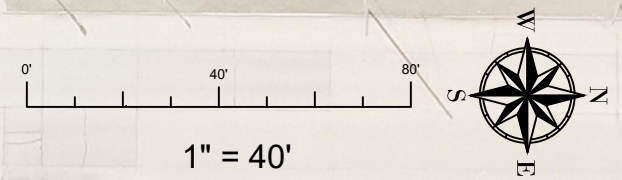
Existing Conditions

GENERAL NOTES



NOTE: ****
ALL PERIMETER GROUNDS
ARE PRIVATE PROPERTIES
WITH NO ACCESS

N 22nd Street



Designed AM	_____
Drawn DMO	_____
Checked AM	_____

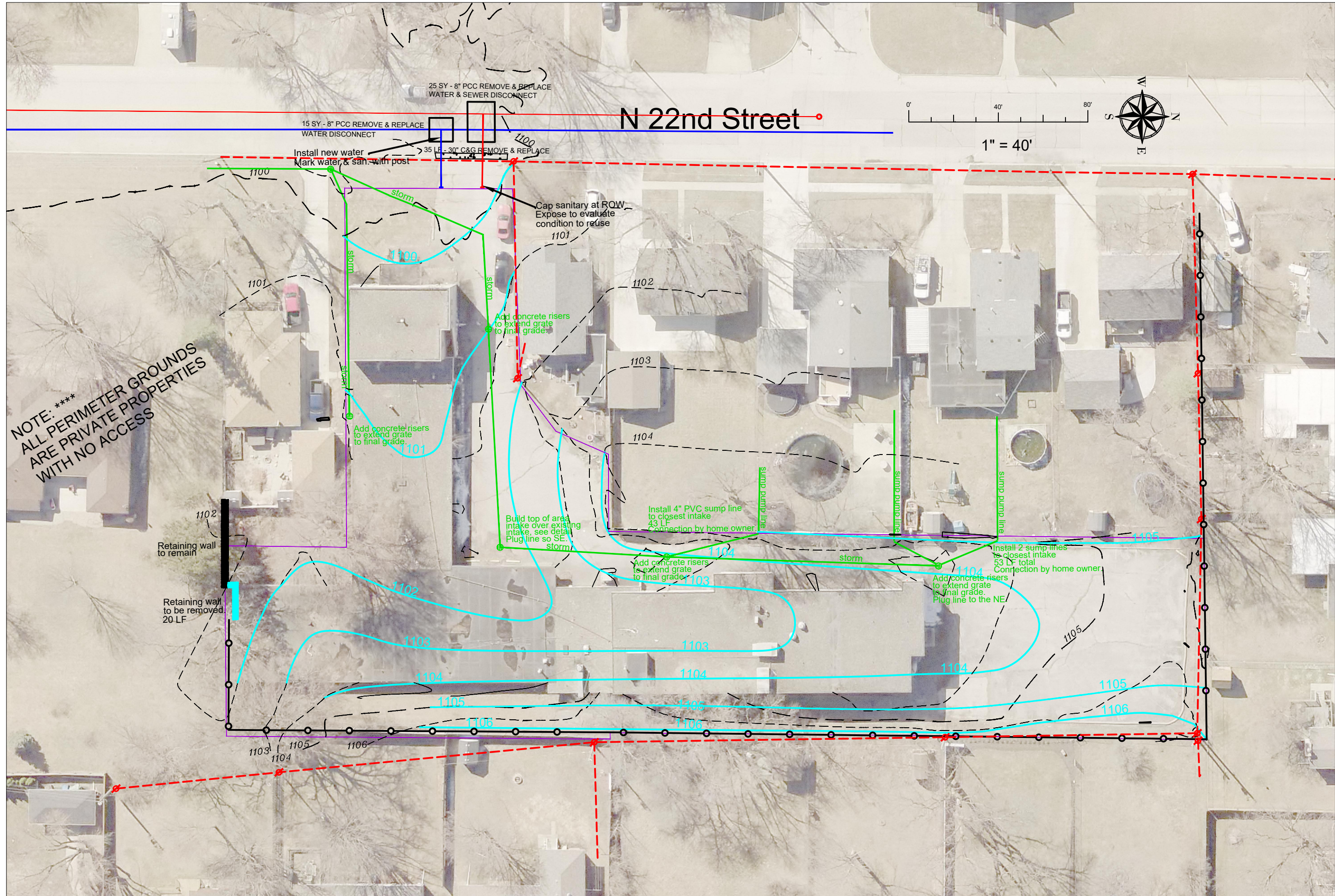
Greenleaf Demolition and Grading
City of Fort Dodge Engineering Department
Fort Dodge, Iowa
819 1st Avenue South

GENERAL NOTES

Removals

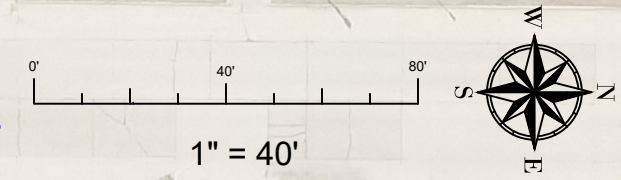
Approved _____ Title _____

Date _____



NOTE: ****
 ALL PERIMETER GROUNDS
 ARE PRIVATE PROPERTIES
 WITH NO ACCESS

N 22nd Street



Designed AM
Drawn DMO
Checked AM

Greenleaf Demolition and Grading
 City of Fort Dodge Engineering Department
 Fort Dodge, Iowa
 819 1st Avenue South

Approved _____ Title _____
 Approved _____ Title _____
 Date _____

GENERAL NOTES